



BOARD OF APPEALS

AGENDA

Tuesday, November 28, 2006

9:00 A.M.

Plaza del Sol Hearing Room
Plaza del Sol Building – Lower Level
600 Second Street, NW

MEMBERS:

Mick McMahan, Chair
Bennett Hammer, Vice Chair
Judy Chreist
Bill Fanning

PLANNING STAFF:

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INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Barbara J. Findley, Planning Department, at (505) 924-3889.

1. **Call to Order.**
2. **Additions and/or changes to the agenda.**
3. **06BOA-01478 / 06ZHE-00993 (Project #1005016)** DAC Enterprises, Inc., agent for James Seligman, appeals the Zoning Hearing Examiner's denial of a special exception to Section 14. 16. 2. 15. (B). (4).: a **CONDITIONAL USE** to allow for dwelling units constituting more than 25% of the gross floor area on a premise, on all or a portion of Lot(s) 2 A 2, La Mirada Addition, zoned O-1 and located at **8120 La Mirada PI NE** (G-19)

4. **06BOA-01563 / 06ZHE-01293 (Project #1003676)** Robbie Springer, appeals the Zoning Hearing Examiner's approval of a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE** to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 4, Block(s) 120, Snow Heights, zoned R-1 and located at **1824 Pitt St NE** (H-21)
5. **06BOA-01556 / 06ZHE-01287 (Project #1005121)** Rev. Norbert KC Choong, agent for Lily E. Stafford, appeals the Zoning Hearing Examiner's Condition of approval of a special exception to Section 14. 16. 3. 12. (A). (7).: a **VARIANCE** of 88.27' to the 1,500' distance requirement between two community residential programs, on all or a portion of Lot(s) 33, Block(s) 114, Snow Heights, zoned R-1 and located at **1909 Morris St NE** (H-21)
6. **06BOA-01351 / 06ZHE-00693; 06ZHE-00694 (Project #1004904)** David S. Campbell, agent for Brinker International, Inc. appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 27 sf to the 75 sf free standing sign area requirement for a 102 sf area sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC) (**DEFERRED FROM OCTOBER 24, 2006**)
7. **06BOA-01345 / 06ZHE-00693; 06ZHE-00694 (Project #1004904)** Timothy V. Flynn O'Brien, agent for West Bluff Center, LLC appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 27 sf to the 75 sf free standing sign area requirement for a 102 sf area sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC) (**DEFERRED FROM OCTOBER 24, 2006**)
8. **06BOA-01347 / 06ZHE-00695; 06ZHE-00696 (Project #1004904)** Timothy V. Flynn O'Brien, agent for West Bluff Center, LLC, appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 13.: a **VARIANCE** of 75 sf to the allowed 75 sf free standing sign area requirement for a 150 sf area free standing sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC) (**DEFERRED FROM OCTOBER 24, 2006**)

9. **06BOA-01346 / 06ZHE-00691; 06ZHE-00692 (Project #1004903)** Timothy V. Flynn O'Brien, agent for Wal-Mart Stores East, Inc. as amended to read West Bluff Center, LLC, appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 75 sf to the allowed 75 sf area of a free standing sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign to allow for a 150 sf area sign on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at 2550 Coors Blvd NW (H-11) (Wal-Mart Stores East, Inc.) **(DEFERRED FROM OCTOBER 24, 2006)**

10. **06BOA-01379 / 06ZHE-00357 (Project #1004765)** Hess Yntema, agent for Kenneth M. Robey, appeals the Zoning Hearing Examiner's approval of a special exception to Nob Hill Sector Plan, page AH 62, CCR, para F.: a **CONDITIONAL USE** to allow for a reduction of 30 parking spaces from the required 183 parking spaces for a total of 153 parking spaces, on all or a portion of Lot(s) 1, 16, & 17 – 28, Montevista Addition, zoned CCR, and located at **3339 Central Avenue NE** (Jason Daskalos) (K-19) **(CONTINUED FROM OCTOBER 24, 2006)**

11. **Other Matters.**
 - a. Approval of October 24, 2006 Minutes.
 - b. Annual Report.

12. **Adjourn.**